



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/726

18 February 2016

Metro Property Development Pty Ltd
C/- Mr Steve Buhmann
Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Steve

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL (535 DWELLING UNITS), BUSINESS, OFFICE, FOOD PREMISES, FAST FOOD PREMISES, SHOP, INDOOR ENTERTAINMENT (GYM) AND MARKET AT 332-342 WATER STREET AND 62-68 BRUNSWICK STREET, FORTITUDE VALLEY DESCRIBED AS LOT 0 ON SP114561, LOTS 5 AND 6 ON SP266307, LOTS 93 AND 94 ON SP266307, LOT 1 ON RP10553, LOTS 11 AND 12 ON RP10552, AND LOT 13 ON RP81335 AND EASEMENT A OVER LOT 13 ON RP81335

On 18 February 2016 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brianna Fyffe on 3452 7167.

Yours sincerely

Peter Smith

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	332-342 Water Street and 62-68 Brunswick Street, Fortitude Valley	
Lot on plan description	Lot number	Plan description
	Lot 0	SP114561
	Lot 5	SP266307
	Lot 6	SP266307
	Lot 93	SP266307
	Lot 94	SP266307
	Lot 1	RP10553
	Lot 11	RP10552
	Lot 12	RP10552
	Lot 13	RP81335
	Easement A over Lot 13 on RP81335	
	PDA development application details	
DEV reference number	DEV2015/726	
'Properly made' date	5 November 2015	
Type of application	☒ New development involving:- ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of Use – Multiple Residential (535 dwelling units), Business, Office, Food Premises, Fast Food Premises, Shop, Indoor Entertainment (Gym) and Market.	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Decision date	18 February 2016
Currency period	4 years from decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Site Plan existing / demolition	10.01, Revision 4	18.01.16
2.	Site Plan proposed	10.02, Revision 4	18.01.16
3.	Development Framework	10.03, Revision 4	18.01.16
4.	Development Framework	10.04, Revision 4	18.01.16, Amended in red 18/2/2016
5.	Phase 2 Site Plan	10.05, Revision 4	18.01.16, Amended in red 18/2/2016
6.	Key Plan – B2	20.01, Revision 7	10.02.16
7.	Key Plan – B1	20.02, Revision 8	10.02.16
8.	Key Plan – P1	20.03, Revision 7	10.02.16
9.	Key Plan – P2	20.04, Revision 10	10.02.16
10.	Key Plan – P3	20.05, Revision 8	10.02.16
11.	Key Plan – Level 4	20.06, Revision 9	10.02.16, Amended in red 18/2/2016
12.	Key Plan – Level 4 Recreation	20.07, Revision 7	10.02.16
13.	Key Plan – Level 5	20.08, Revision 6	10.02.16
14.	Key Plan – Level 6-9 (Stage 5) Level 6-11 (Stage 4)	20.09, Revision 6	10.02.16, Amended in red 18/2/2016
15.	Key Plan – Level 12-28 (Stage 4) Level 10-13 (Stage 5)	20.10, Revision 6	10.02.16, Amended in red 18/2/2016
16.	Key Plan – Level 14-20 (Stage 5) Level 12-28 (Stage 4)	20.11, Revision 4	10.02.16, Amended in red 18/2/2016
17.	Key Plan – Level 21-23 (Stage 5) Level 12-28 (Stage 4)	20.12, Revision 6	10.02.16, Amended in red 18/2/2016
18.	Key Plan – Level 24-25 (Stage 5) Level 12-28 (Stage 4)	20.13, Revision 6	10.02.16, Amended in red 18/2/2016
19.	Key Plan – Level 26	20.14, Revision 6	10.02.16

20.	Key Plan – Level 29	20.15, Revision 7	10.02.16
21.	Key Plan – Level 32	20.16, Revision 7	10.02.16
22.	Key Plan – Roof	20.17, Revision 5	10.02.16
23.	Stage 3 Parking	24.01, Revision 4	17.02.16
24.	Stage 3 Parking	24.02, Revision 4	17.02.16
25.	Stage 3 Parking	24.03, Revision 4	17.02.16
26.	Stage 3 Parking	24.04, Revision 4	17.02.16
27.	Stage 4 Parking	24.05, Revision 4	17.02.16
28.	Stage 4 Parking	24.06, Revision 4	17.02.16
29.	Stage 4 Parking	24.07, Revision 4	17.02.16
30.	Stage 4 Parking	24.08, Revision 4	17.02.16
31.	Stage 4 Parking	24.09, Revision 4	17.02.16
32.	Stage 4 Parking	24.10, Revision 7	17.02.16
33.	Completed Stages Parking	24.11, Revision 4	17.02.16
34.	Completed Stages Parking	24.12, Revision 4	17.02.16
35.	Completed Stages Parking	24.13, Revision 4	17.02.16
36.	Completed Stages Parking	24.14, Revision 4	17.02.16
37.	Completed Stages Parking	24.15, Revision 4	17.02.16
38.	Completed Stages Parking	24.16, Revision 4	17.02.16
39.	Stage 4 & 5 – Western Elevation	30.01, Revision 4	10.02.16
40.	Stage 4 & 5 – Southern Elevation	30.02, Revision 5	10.02.16
41.	Stage 4 & 5 – Eastern Elevation	30.03, Revision 5	10.02.16
42.	Stage 4 & 5 – Northern Elevation	30.04, Revision 5	10.02.16
43.	Stage 4 – South-Eastern Elevation	30.05, Revision 4	10.02.16
44.	Stage 5 – North-Western Elevation	30.06, Revision 4	10.02.16
45.	GA Elevation – Stage 4 Podium North	31.01, Revision 5	10.02.16
46.	GA Elevation – Stage 4 Podium North-East	31.02, Revision 5	10.02.16
47.	GA Elevation – Stage 4 Podium South-East	31.03, Revision 5	10.02.16

48.	GA Elevation – Stage 4 Podium West	31.04, Revision 5	10.02.16
49.	GA Elevation – Stage 5 Podium North	31.05, Revision 5	10.02.16
50.	GA Elevation – Stage 5 Podium East	31.06, Revision 5	10.02.16
51.	GA Elevation – Stage 5 Podium South	31.07, Revision 5	10.02.16
52.	GA Elevation – Stage 5 Podium North-West	31.08, Revision 5	10.02.16
53.	Longitudinal 1 – Stage 4 Tower	40.01, Revision 4	18.01.16
54.	Longitudinal 2 – Stage 5 Tower	40.02, Revision 4	18.01.16
55.	Cross Section – Stage 4	40.03, Revision 4	18.01.16
56.	Cross Section – Stage 5	40.04, Revision 4	18.01.16
57.	Unit Type 4A1 – Accessible	70.123, Revision 6	11.01.16
58.	Unit Type 5A7-1 – Accessible	70.248, Revision 3	10.02.16
59.	Unit Type 5A7-2 – Accessible	70.249, Revision 3	10.02.16
60.	Unit Type 5C5-1 – Accessible	70.250, Revision 3	10.02.16
61.	Unit Type 5C5-2 – Accessible	70.251, Revision 3	10.02.16
62.	Unit Type 5C5-3 – Accessible	70.252, Revision 3	10.02.16
63.	Water Street – Stage 4 Development Apartment Matrix		4.02.16
64.	Water Street – Stage 5 Development Apartment Matrix		16.02.16
65.	Central Village – Phase 2, Cnr Water + Brunswick St, Landscape Concept, prepared by Place Design Group	1014024 PH2 V2, Rev06	09 February 2016
66.	Phase 2 – Stage 4 & 5: Balcony Report	Rev D	16/02/16
67.	Traffic Engineering Report, prepared by TTM	13BRT0407, Revision 8	16/02/2016
68.	Proposed Road Alignment– Brunswick St & Water St, prepared by RPS	107919-PRA-BRUNSWICK	1 June 2015

69.	Concept Design Proposed Roadworks Brunswick Street – Fortitude Valley prepared by Brisbane City Council	RPN677, Issue A	6/7/12
70.	Acoustic Report for DA Central Village Phase 2, prepared by Paradigm 42	Revision 4	23/10/2015, amended in red 18/2/2016
71.	Concept Stormwater Connection Layout Plan, prepared by Lambert & Rehbein	B14320-CSK03, Revision B	21-10-15
72.	Stormwater Management Plan prepared by Lambert & Rehbein	B14320CR001, Revision E	21/10/2015
73.	Central Village Stage 4 and Stage 5 Flood Assessment, prepared by Cardno	J11078/R4/v3	27 October 2015
74.	Waste Management Plan, prepared by EMF Griffiths	S215679, Issue C	29/10/2015

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must:
 - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:
 - 1. if satisfied with the plans/supporting information as submitted – endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.

- v. **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:
1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Brisbane City Council.
4. **DEHP** means The Department of Environment and Heritage Protection.
5. **DILGP** means The Department of Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions

No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
4.	Public Access – 24 hours through site Provide and maintain unimpeded 24-hour public access through the site including all 'public open space' areas as identified on the approved Connectivity Plan as Public Pedestrian Zone and Shared Zone, Central Village – Phase 2, Cnr Water + Brunswick St, Landscape Concept, page 09, 1014024 PH2 V2, Rev06, dated 09 February 2016.	Ongoing
Engineering		
5.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental</i>	a) Prior to commencement of site works for each stage

	<i>Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	b) At all times during construction
6.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: - provision for the management of traffic around and through the site during and outside of construction work hours; - provision for parking and materials delivery during and outside of construction hours of work; - planning including risk identification and assessment, staging, etc; - ongoing monitoring, management review and certified updates (as required); - traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works for each stage b) At all times during construction
7.	Retaining Walls a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use for each stage

	c) Submit to EDQ Development Assessment, DILGP, certification by a RPEQ that all retaining wall works, 1.0m or greater in height, have been carried out generally in accordance with the certified plans.	c) Prior to commencement of use for each stage
8.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments”</i>. The certified earthworks plans shall: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
9.	Vehicle Access Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with Council’s adopted standards.	Prior to commencement of use and to be maintained
10.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with the approved plans and the following approved document: Traffic Engineering Report, 13BRT0407, Revision 8, dated 16/02/2016. b) Car parking spaces are to be designed in accordance with AS2890 – <i>Parking Facilities</i>.	a) Prior to commencement of use for each stage and to be maintained b) Prior to commencement of use for each stage and

	c) On completion, submit to EDQ Development Assessment, DILGP written evidence from a RPEQ demonstrating that the constructed works comply with the parts a) and b) of this condition.	to be maintained c) As indicated
11.	Bicycle Parking a) Provide bicycle parking facilities delineated and signed generally in accordance with the approved plans and the following approved document: i. Traffic Engineering Report, 13BRT0407, Revision 8, dated 16/02/2016. b) Bicycle parking spaces are to be designed in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i>. c) On completion, submit to EDQ Development Assessment, DILGP written evidence from a RPEQ demonstrating that the constructed works comply with the parts a) and b) of this condition.	a) Prior to commencement of use for each stage and to be maintained b) Prior to commencement of use for each stage and to be maintained c) As indicated
12.	Compliance Assessment – Urban Common a) Submit for compliance assessment to EDQ Development Assessment, DILGP, engineering design / construction drawings, certified by a RPEQ, for the internal roadway generally in accordance with the following approved and endorsed documents: i. Central Village – Phase 2, Cnr Water + Brunswick St, Landscape Concept, 1014024 PH2 V2, Rev06, dated 09 February 2016; and ii. Traffic Engineering Report, 13BRT0407, Revision 8, dated 16/02/2016. The plans are to detail the following: i. Shared pedestrian and vehicle areas; and ii. Traffic devices. b) Construct the works in accordance with the certified plans required by part a) of this condition. c) On completion, submit to EDQ Development Assessment, DILGP written evidence from a RPEQ to demonstrate that the constructed works comply with the certified plans required by parts a) and b)	a) Prior to commencement of building works above natural ground level for Stage 4 b) Prior to commencement of use for each stage and to be maintained. c) Prior to Building Format Plan endorsement for each stage, Certificate of Classification and / or the

	of this condition.	commencement of use, whichever is the earlier
13.	Water connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
14.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
15.	Stormwater connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council's current adopted standards.	Prior to commencement of use
16.	Stormwater quality a) Submit to EDQ Development Assessment, DILGP detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following document: i. Stormwater Management Plan prepared by Lambert & Rehbein, Ref. No. B14320CR001, Revision E, dated 21 October 2015. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide written evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use and to be maintained c) Prior to commencement of use
17.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained

18.	Electricity Submit to EDQ Development Assessment, DILGP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencement of use
19.	Telecommunications Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of use
20.	Broadband Submit to EDQ Development Assessment, DILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of use
21.	Gas If required, submit to EDQ Development Assessment, DILGP documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.	Prior to commencement of use
22.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) and other public	Prior to commencement of use

	infrastructure that occurred during any works carried out in association with the approved development.	
23.	Flooding Submit a survey plan that demonstrates minimum development levels have been met in accordance with the adopted floor levels specified in the approved Central Village Stage 4 and Stage 5 Flood Assessment, J11078/R4/v3, dated 27 October 2015.	Prior to Building Format Plan endorsement for each stage
Landscape and Environment		
24.	Landscape Works a) Submit to EDQ Development Assessment, DILGP detailed landscape plans, certified by an AILA Landscape Architect, for landscape works within the proposed development generally in accordance with the following plans: i. Central Village – Phase 2, Cnr Water + Brunswick St, Landscape Concept, 1014024 PH2 V2, Rev06, dated 09 February 2016 b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of landscape works for each stage b) Prior to commencement of use for each stage and to be maintained
25.	Compliance Assessment – Public Streetscape Improvements a) Submit for compliance assessment to EDQ Development Assessment, DILGP detailed landscape plans for all proposed public streetscape works, certified by an AILA Landscape Architect and generally in accordance with Council's <i>Schedule 6 Planning Scheme Policy SC6.16 Infrastructure design planning scheme policy</i> . Where applicable, the detailed streetscape plans are to include: i. a schedule of proposed standard and non-standard assets to be transferred to Council; ii. location and type of street lighting in accordance with Australian Standard AS1158 –'Lighting for Roads and Public Spaces'; iii. footpath treatments; iv. location and types of streetscape furniture; v. location and size of stormwater treatment devices;	a) Prior to commencement of streetscape works for each stage

	vi. street trees, including species, size (semi-advanced), spacing and location generally in accordance with the Council's adopted planting schedules and guidelines; and vii. reflect the ultimate Brunswick Street and Water Street alignments. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'As Constructed' plans and asset register, in a format acceptable to Council, certified by an AILA registered landscape architect. d) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from EDQ Development Assessment, DILGP that planting is satisfactory.	b) Prior to commencement of use for each stage c) Prior to commencement of use for each stage d) As indicated
26.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. <i>Urban Stormwater Quality Planning Guidelines 2010</i> (DEHP) ii. <i>Best Practice Erosion and Sediment Control</i> (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
27.	Refuse Collection Submit to EDQ Development Assessment, DILGP, refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
28.	Acoustic treatments a) Undertake acoustic treatments to the development generally in accordance with the recommendations in the following approved document : i. Acoustic Report for DA Central Village Phase 2 prepared by Paradigm 42, Revision 4, dated 23/10/2015, amended in red 18/2/2016.	Prior to commencement of use

	b) Submit to EDQ Development Assessment, DILGP written evidence from a suitably qualified professional that the works comply with part a) of this condition.	
Surveying, land transfers and easements		
29.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
30.	Road Dedication – Brunswick Street Provide road dedication along the western property boundary of the subject site for the widening of Brunswick Street including Water Street truncation at no cost to the MEDQ or Brisbane City Council, in accordance with the following approved plans: i. Concept Design Proposed Roadworks Brunswick Street – Fortitude Valley prepared by Brisbane City Council, RPN677, Issue A, dated 6/7/12; and ii. Proposed Road Alignment– Brunswick St & Water St, prepared by RPS, 107919-PRA-BRUNSWICK, dated 1 June 2015.	Prior to Building Format Plan endorsement of Stage 4
31.	Road Dedication – Water Street Provide road dedication along the southern property boundary of the subject site for the widening of Water Street, at no cost to the MEDQ or Brisbane City Council, in accordance with the following approved plan: i. Proposed Road Alignment– Brunswick St & Water St, prepared by RPS, 107919-PRA-BRUNSWICK, dated 1 June 2015.	Prior to Building Format Plan endorsement of Stage 5
Architecture and Design		
32.	Window treatments The use of reflective glass for retail and commercial tenancies on the Ground level is not appropriate.	Ongoing

33.	Compliance Assessment – Pedestrian Spine, Urban Common and Urban Laneway a) Submit to EDQ Development Assessment, DILGP for compliance assessment, detailed plans certified by an AILA Landscape Architect, illustrating the Pedestrian Spine, Urban Common and Urban Laneway landscaping (identified on pages 10, 12 and 13 of Central Village – Phase 2, Cnr Water + Brunswick St, Landscape Concept, 1014024 PH2 V2, Rev06, dated 09 February 2016) and generally in accordance with approved Central Village – Phase 2, Cnr Water + Brunswick St, Landscape Concept, 1014024 PH2 V2, Rev06, dated 09 February 2016. The drawings are to detail the following: • Ultimate landscaping interface with the adjoining site to the north; • Ultimate landscaping interface with adjoining Stages 1-3 to the east; • Any necessary retaining structures; • Location and type of lighting; • Way finding signage; • Water features; • Central feature element; • Levels and grades; • Planting (included deep planting); • Finishes, treatments, furniture and landscaping; and • Bicycle parking spaces. b) Construct the works in accordance with the endorsed plans required by part a) of this condition. c) On completion, submit to EDQ Development Assessment, DILGP written evidence from an AILA Landscape Architect to demonstrate that the constructed works comply with the certified plans required by parts a) of this condition.	a) Prior to commencement of building works above natural ground level for Stage 4 b) Prior to commencement of use of the relevant stage c) Prior to commencement of use of the relevant stage
34.	Compliance Assessment – Adaptable Use Area Submit to EDQ Development Assessment, DILGP for compliance assessment, plans and documents for the adaptive use of the Urban Common (identified on pages 21-26 of Central Village – Phase 2, Cnr Water + Brunswick St, Landscape Concept, 1014024 PH2 V2,	Prior to commencement of each alternate use within the adaptive use area

	Rev06, dated 09 February 2016). The documents are to detail the following: • Traffic management plan including details regarding the vehicular and pedestrian movements within the shared zone area; • Event management plan; • Hours of operation, insurance, indemnity and release; • Power and lighting management plan; • Level of noise, light and dust pollution; • Emergency management plan; • Provision of water supply and sanitary conveniences; • Refuse storage and collection; and • An environment and complaints management plan.	
35.	Compliance Assessment – Way-finding Signage a) Submit to EDQ Development Assessment, DILGP for compliance assessment a signage strategy for Stages 4 and 5 which is generally in accordance with the following documents: - Central Village – Phase 2, Cnr Water + Brunswick St, Landscape Concept, 1014024 PH2 V2, Rev06, dated 09 February 2016; and - Stage 3 signage strategy, endorsed by EDQ Development Assessment, DILGP 21 May 2015. Any proposed variations to the previously endorsed documents (dated 21 May 2015) will need to be supported by appropriate documentation and will be assessed on their merit at the time of compliance assessment. b) Carry out the works in accordance with the endorsed plans required by part a) of this condition.	a) Prior to Building Format Plan endorsement for each stage b) Prior to commencement of use
36.	Compliance Assessment – External materials and colours a) Submit to EDQ Development Assessment, DILGP for compliance assessment, detailed drawings illustrating the facades, external materials, colours and finishes of all buildings, generally in accordance with the approved plans and future endorsed documents.	a) Prior to commencement of building works for the relevant stage

	b) Carry out the works in accordance with the endorsed plans required by part a) of this condition.	b) Prior to commencement of use															
Affordable and Accessible Housing																	
37.	Affordable Housing Submit to EDQ Development Assessment, DILGP evidence that the approved development delivers 27 units that are affordable to rent by households on the median household income for the Brisbane City Council local government area.	Prior to commencement of use for each stage															
38.	Accessible Housing Submit to EDQ Development Assessment, DILGP evidence that the approved development delivers 54 accessible units, generally in accordance with the approved plans.	Prior to commencement of use for each stage															
Infrastructure Charges																	
39.	Infrastructure Contributions Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with MEDQ's <i>Infrastructure Funding Framework</i> July 2015 (The Framework). The current applicable general infrastructure charge is: <table border="1"> <thead> <tr> <th colspan="3">Stage 4 General Infrastructure</th></tr> </thead> <tbody> <tr> <td>130 Small units @ 0 - <60m² GFA</td><td>\$13,151/ unit</td><td>\$1,709,630.00</td></tr> <tr> <td>171 Medium units @ 60-100m² GFA</td><td>\$18,358/ unit</td><td>\$3,139,218.00</td></tr> <tr> <td>449m² Non residential</td><td>\$15,753/100m² GFA</td><td>\$78,765.00</td></tr> <tr> <td colspan="2">Stage 4 TOTAL</td><td>\$4,927,613.00</td></tr> </tbody> </table>	Stage 4 General Infrastructure			130 Small units @ 0 - <60m ² GFA	\$13,151/ unit	\$1,709,630.00	171 Medium units @ 60-100m ² GFA	\$18,358/ unit	\$3,139,218.00	449m ² Non residential	\$15,753/100m ² GFA	\$78,765.00	Stage 4 TOTAL		\$4,927,613.00	Prior to Building Format Plan endorsement for the relevant stage
Stage 4 General Infrastructure																	
130 Small units @ 0 - <60m ² GFA	\$13,151/ unit	\$1,709,630.00															
171 Medium units @ 60-100m ² GFA	\$18,358/ unit	\$3,139,218.00															
449m ² Non residential	\$15,753/100m ² GFA	\$78,765.00															
Stage 4 TOTAL		\$4,927,613.00															

Stage 5 General Infrastructure		
115 Small units @ 0 - <60m ² GFA	\$13,151/ unit	\$1,512,365.00
119 Medium units @ 60-100m ² GFA	\$18,358/ unit	\$2,184,602.00
142m ² Non residential	\$15,753/ 100m ² GFA	\$31,506.00
Stage 5 TOTAL		\$3,728,473.00

The current applicable value uplift charge is:

Stage 4 Value Uplift		
130 Small units @ 0 - <60m ² GFA	\$12,650/ unit	\$1,644,500.00
171 Medium units @ 60-100m ² GFA	\$18,977/ unit	\$3,245,067.00
449m ² Non residential	\$23,810/100m ² GFA	\$119,050.00
Stage 4 Value Uplift TOTAL		\$5,008,617.00

Stage 5 Value Uplift		
115 Small units @ 0 - <60m ² GFA	\$12,650/ unit	\$1,454,750.00
119 Medium units @ 60-100m ² GFA	\$18,977/ unit	\$2,258,263.00
142m ² Non residential	\$23,810/100m ² GFA	\$47,620.00
Stage 5 Value Uplift TOTAL		\$3,760,633.00

Grand Total	\$17,425,336.00
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** Note – For residential development, offsets are available for up to 50% of the value uplift charge for achieving affordable housing and 20% of the value uplift charges for delivering ecologically sustainable development (ESD) outcomes.*

For commercial or retail development, credits are available for up to 50% of the value uplift charge for delivering ESD outcomes.

A value uplift credit for affordable housing and ESD will not be provided where affordable housing and ESD is provided as part of a Superior Design Outcome.

	<i>Further information is available on request.</i> <i>* Note - Infrastructure charges are updated in the IFF at the beginning of each financial year and are indexed in accordance with the annual rate of the 3 year rolling average of the movement of the Road and Bridge Construction Index (Queensland). Indexation is calculated from that March which is three (3) years prior to the current year, to March of the current year.</i>	
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STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****

